



**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: DECEMBER 4, 2002**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY VICE CHAIRMAN REESE AT 12:28 P.M.

**PRESENT:** CHAIRMAN GOODMAN, and MEMBERS REESE, M. McDONALD, BROWN, WEEKLY, and MACK

**EXCUSED:** MEMBER L.B. McDONALD

**ALSO PRESENT:** DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North  
Senior Citizens Center, 450 E. Bonanza Road  
Clark County Government Center, 500 S. Grand Central Pkwy.  
Court Clerk's Bulletin Board, City Hall  
City Hall Plaza, Posting Board

(12:28)

**3-696**

**AGENDA SUMMARY PAGE**

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**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF NOVEMBER 20, 2002

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS with L.B. McDONALD excused**

**MINUTES:**

There was no discussion.

(12:28)

**3-701**

**AGENDA SUMMARY PAGE****REDEVELOPMENT AGENCY MEETING OF: DECEMBER 4, 2002**

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**DEPARTMENT: FIELD OPERATIONS****DIRECTOR: LARRY HAUGSNESS****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A SHORT-TERM (NTE 6 MONTHS) AGREEMENT FOR PARTICIPATION IN A PARKING VALIDATION PROGRAM AND EMPLOYEE PARKING PROGRAM AT NEONOPOLIS GARAGE, SOUTHEAST CORNER OGDEN AND 4<sup>TH</sup> - WARD 5 (WEEKLY)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b> Field Operations
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

The Disposition and Development Agreement for the Neonopolis Project does not allow CLV-RDA, as the Garage owner/operator, to participate in parking validation programs offered by the owner of the Retail Complex, nor does it provide for employee parking. A 6<sup>th</sup> Amendment has been drafted to address these concerns to the benefit of all parties.

**RECOMMENDATION:**

Approval of execution of 6<sup>th</sup> amendment and confirmation of initiation date of fee parking at Neonopolis Garage, southeast corner Ogden and 4th.

**BACKUP DOCUMENTATION:**

1. Site Map
2. Neonopolis DDA 6<sup>th</sup> Amendment

A PowerPoint presentation was made, but a hard copy of it was not submitted for the minutes

**MOTION:**

**WEEKLY – APPROVED as recommended – UNANIMOUS L.B. McDONALD excused and MACK not voting**

**MINUTES:**

LARRY HAUGSNESS, Director, and JERRY WALKER, Manager of the Streets and Sanitation Division, Field Operations, were present. MR. HAUGSNESS said that the item provides for a sixth amendment to the DDA with World Entertainment Center.

MR. WALKER gave a brief status report on the parking system at Neonopolis. There were a series of complications. City staff had to procure and install the parking access revenue control equipment, which subsequently required a contract with the Fremont Street Experience for security and operation of that system. The DDA documents include a series of parking and validation clauses in the original DDA

documents that necessitate caution; otherwise the City might lose revenues and incur out-of-pocket expenses, as well as potential real estate taxes. There are some remaining

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Field Operations

Item 2 – Discussion and possible action regarding a short-term (NTE 6 months) agreement for participation in a parking validation program and employee parking program at Neonopolis Garage, southeast corner Ogden and 4<sup>th</sup>

**MINUTES – Continued:**

construction and shared cost issues, some of which are to the benefit of World Entertainment Center and some to the benefit of the City.

In order to obtain a better understanding of utilization of the garage, staff has been tracking cars in the garage for the past two weeks. When the gates were lowered on November 22, 2002, an immediate 10% reduction in utilization was observed. That has increased since then.

Monday through Thursday the garage utilization peaks out from about noon to 6:00 p.m. On Fridays and Saturdays the garage peaks out during the evening. It has been observed that by 8:00 a.m. in the morning the garage has 100 cars, which probably means that downtown employees from other facilities are parking there.

It is estimated that the annual operating cost is \$475,000, which staff hopes to reduce in the seventh amendment by sharing some burdens that are unfair to the City. Annual revenues were estimated at \$700,000, with the validation and employee parking programs that are going to be presented.

MR. HAUGSNESS indicated that the proposed sixth amendment provides for a voluntary token-base validation program for all the merchants in Neonopolis, provides up to 50 general access cards for World Entertainment Center to issue to employees at the site, and establishes an after hours parking program in the Stewart Avenue parking garage at a very reduced rate. It also clarifies some of the language. The DDA is for a six-month period with rates broken out into three-month increments. He recommended approval.

COUNCILMAN MACK expressed his appreciation for the efforts of MR. HAUGSNESS and MR. WALKER in responding quickly to COUNCILMAN WEEKLY's request to assist the Neonopolis tenants with parking for their customers. A little leniency over the holiday period is appreciated.

COUNCILMAN WEEKLY shared the sentiments of COUNCILMAN MACK. COUNCILMAN WEEKLY added that he is working on trying to accommodate the Neonopolis employees so that they are not burdened with high parking fees. He thanked DEPUTY CITY MANAGER HOUCHEMS for his assistance.

MAYOR GOODMAN confirmed with DEPUTY CITY MANAGER HOUCHEMS that parking at the Neonopolis will be gratis until January 22. MR. WALKER interjected that staff offered to meet with World Entertainment Center and their tenants, managers, and employees to discuss implementation of a program. MAYOR GOODMAN appreciated the efforts of staff, adding that he wants the Neonopolis to succeed but he also wants to be fair and equitable.

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**MINUTES – Continued:**

TOM McGOWAN, Las Vegas resident, commended MR. HAUGSNESS and MR. WALKER for their work. He then offered to meet with the Council on how to repay the entire cost of the parking garage at Neonopolis within three to five years. He noted that the Neonopolis does not have the highest parking rates, as was indicated in the newspaper. The highest rates are at the Gourmet Café at \$2.50 an hour.

TODD FARLOW, 240 N. 19<sup>th</sup> Street, understood the need to fulfill the City's bonding commitment; however, the City should not set any limitations and worry about taking whatever measures necessary to ensure the success of the Neonopolis. MR. WALKER point out that the seventh amendment will include issues that need resolution to the City's satisfaction, but the validation employee parking programs will continue.

MARK PARIS, Director, Fremont Street Experience, reported that the revenue for the Fremont Street Experience parking garage since the Neonopolis parking garage opened is off by 10%, but the cash business in the Fremont Street Experience parking garage has not decreased and has increased in some cases, depending on the movies being featured at Neonopolis. The decrease has mostly been seen in the monthly and long-term parking, probably because the employees in the area are taking advantage of the parking. There has also been an increase in maintenance where the bridge crosses between the Fremont Street Experience and Neonopolis parking garages. He offered his assistance in identifying ways to provide low-cost parking for the employees of Neonopolis.

AL GALLEGOS, Las Vegas citizen, felt that, as a resident of the redevelopment area who pays redevelopment taxes, he should not have to pay for parking. He urged the Council to not make hasty decisions and wait until 2003.

There was no further discussion.

(12:29 – 12:42)

**3-707**

**AGENDA SUMMARY PAGE**  
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CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

TOM McGOWAN, Las Vegas resident, showed pictures depicting potential uses for the Downtown Entertainment District and offered to meet with the Council to discuss his plan that would ensure its success.

NOTE: COUNCILMAN McDONALD directed CITY MANAGER SELBY to look into allowing Las Vegas Metropolitan Police Department (Metro) employees to park in the Stewart Garage at the going rate. CITY MANAGER SELBY said that a last call was made to City employees before any spots are offered to Metro employees.

(12:42 – 12:48)

**3-1181**

DAN CONTRERAS, Bonanza Village resident, thanked the Council for the update on the Meadows Village, and he hopes that the program can be expanded into West Las Vegas. He then presented pictures, which were not submitted for the minutes, depicting an apartment complex across from Levy Gardens that is in very bad condition. He already reported it to Neighborhood Services. He then presented pictures, which he submitted for the minutes, showing the terrible condition of the roads in his neighborhood. He urged the Council to direct Public Works to rehabilitate those streets. Finally, he requested that an agenda item be scheduled on the status of the Veterans Administration hospital situation. According to rumors, the certificate of occupancy should be issued soon for the building and it might be turned into a state mental hospital, to which the surrounding residents are adamantly opposed because they do not want any more social services located in their neighborhood; they want businesses that will bring jobs to the neighborhood.

DEPUTY CITY MANAGER FRETWELL indicated that a request was made to the VA to give the Council a presentation regarding the new location of their services and when the entire



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Citizens Participation

**MINUTES – Continued:**

process will take place. As soon as a commitment is made on a date, an update can also be given from PAUL WILKINS, Director, Building and Safety, on the progress with Moreland and their future plans for the current VA building.

(12:48 – 12:51)

**3-1390**

**THE MEETING ADJOURNED AT 12:51 P.M.**

Respectfully submitted:\_\_\_\_\_

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
February 26, 2003

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**BARBARA JO RONEMUS, SECRETARY**